

065.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

741,200 / 741,200

USE VALUE:

741,200 / 741,200

ASSESSED:

741,200 / 741,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 31 | | RICHFIELD RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|---------------------------|---------|
| Owner 1: CAMPAGNA JULIA C | |
| Owner 2: | |
| Owner 3: | |

| |
|---------------------------|
| Street 1: 31 RICHFIELD RD |
| Street 2: |

| |
|---------------------|
| Twn/City: ARLINGTON |
| St/Prov: MA |
| Postal: 02474 |

| PREVIOUS OWNER |
|----------------|
| Owner 1: |
| Owner 2: |
| Street 1: |
| Twn/City: |
| St/Prov: |
| Postal: |

| NARRATIVE DESCRIPTION |
|---|
| This parcel contains 6,044 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Wood Shingle Exterior and 1862 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 9 | Varied |
| s | | | | Street | | |
| t | | | | Gas: | | |

| LAND SECTION (First 7 lines only) | | | | | | |
|-----------------------------------|-------------|----------|-------------|--------------------|-----------|-----------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type |
| 101 | One Family | | 6044 | | Sq. Ft. | Site |

| Legal Description | | | | | | | User Acct |
|-------------------------|----------|--------------------------------|--------|----------|---------|------------------|-----------|
| 101 | 6044.000 | 316,300 | 4,000 | 420,900 | 741,200 | | 41369 |
| Total Card | 0.139 | 316,300 | 4,000 | 420,900 | 741,200 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.139 | 316,300 | 4,000 | 420,900 | 741,200 | Total Land: | GIS Ref |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | 398.07 | /Parcel: | 398.0 | Land Unit Type: | Insp Date |

| PREVIOUS ASSESSMENT | | | | | | | | | Parcel ID | 065.0-0001-0002.0 |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-------------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 316,300 | 4000 | 6,044. | 420,900 | 741,200 | 741,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 248,800 | 4000 | 6,044. | 390,900 | 643,700 | 643,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 248,800 | 4000 | 6,044. | 390,900 | 643,700 | 643,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 248,800 | 4000 | 6,044. | 342,800 | 595,600 | 595,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 248,800 | 4000 | 6,044. | 312,700 | 565,500 | 565,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 242,000 | 4000 | 6,044. | 276,600 | 522,600 | 522,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 242,000 | 4000 | 6,044. | 261,600 | 507,600 | 507,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 242,000 | 4000 | 6,044. | 248,900 | 494,900 | 494,900 | | 12/13/2012 |

| SALES INFORMATION | | | | | | | TAX DISTRICT | | | PAT ACCT. | | |
|-------------------|-----------|------|------------|-----------|------------|----|--------------|-------|-------|-----------|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | |
| CAMPAGNA JOSEPH | 25773-407 | | 10/30/1995 | | | 10 | No | No | F | | | |

| BUILDING PERMITS | | | | | | | | | | | ACTIVITY INFORMATION | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|--------------------|------------|--------------|----------------------|---------|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | |
| 1/2/2018 | 1 | Re-Roof | 13,360 | C | | | | | 5/28/2015 | Permit Insp | PC | PHIL C | | | |
| 4/17/2015 | 357 | Heat App | 9,000 | | | | | Install 2 wall mou | 12/22/2008 | Meas/Inspect | 294 | PATRIOT | | | |
| | | | | | | | | | 4/17/2000 | Inspected | 276 | PATRIOT | | | |
| | | | | | | | | | 10/8/1999 | Mailer Sent | | | | | |
| | | | | | | | | | 10/8/1999 | Measured | 256 | PATRIOT | | | |
| | | | | | | | | | 7/29/1993 | | KT | | | | |

 Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----------------|-------------|--------------|------------------------------------|-----------------|---------------------------------------|------|-------------------------------------|------------|-----|------|----------------------|------|--------------------|------------|--------------|-----------------------------------|--|--|--------|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | |
| Type: 6 | Colonial | 2A | 2 Sty +Attic | Full Bath: 1 | Rating: Average | | | | | | | | | WDK 8 | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | A Bath: 1 | Rating: | | | | | | | | | 3 | 8 | 3 | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | 3/4 Bath: 1 | Rating: | | | | | | | | | FFL BMT (70) | 14 | 5 | 18 | | | | | | | |
| Frame: 1 - Wood | | | | A 3QBth: 1 | Rating: Average | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: 1 | Rating: | | | | | | | | | | | | | | | | | | | |
| Sec Wall: 8 - Brick Veneer 50% | | | | OthrFix: 1 | Rating: | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Average | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | | | | | | | | | |
| Color: BEIGE | | | | A Kits: 1 | Rating: | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | Other | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: 1 | Rating: | Upper | | | | | | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | | | | | Lvl 2 | | | | | | | | | | | | | | | | |
| Year Blt: 1932 | | Eff Yr Blt: | | | | | | Lvl 1 | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | | | | | Lower | | | | | | | | | | | | | | | | |
| Jurisdct: G16 | | Fact: . | | | | | | Totals RMS: 7 BRs: 3 Baths: 1 HB: 1 | | | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | Exterior: | | | | No Unit RMS BRS FL | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | | | Interior: | | | | 1 7 3 | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | | | | | Additions: | | | | | | | | | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | | | | | Kitchen: | | | | | | | | | | | | | | | | |
| Sec Int Wall: % | | | | | | | | Baths: | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | | | | | Plumbing: | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | | | | | Electric: | | | | | | | | | | | | | | | | |
| Sec Floors: 5 - Lino/Vinyl 15% | | | | | | | | Heating: | | | | Totals | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | General: | | | | 1 7 3 | | | | | | | | | | | | |
| Subfloor: | | | | | | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | | Model: | | | | Serial #: | | | | Year: | | | | Color: | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 065.0-0001-0002.0 | | | | | | | | | | | | IMAGE | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | |
| 3 | Garage | D | Y | 1 12X18 | A | AV | 1923 | | 26.57 | T | 40 | 101 | | | 3,400 | | 3,400 | | | | | | | |
| 19 | Patio | D | Y | 1 12X14 | A | AV | 1990 | | 4.48 | T | 23.2 | 101 | | | 600 | | 600 | | | | | | | |
| More: N | | | | Total Yard Items: 4,000 | | | | Total Special Features: | | | | | | | | Total: 4,000 | AssessPro Patriot Properties, Inc | | | | | | | |